

BOARD OF APPEAL REFERRALS

JUNE 23, 1977

1. Z-3875 Constance Rufo  
18 Snow Street, Brighton
2. Z-3876-3877 Mavis Pryce  
573-575-577 River Street, Mattapan
3. Z-3878 Causeway Associates, Inc.  
283 Causeway Street, Boston
4. Z-3879 Kostas Argiropoulos  
79-81 Manthorne Road, West Roxbury
5. Z-3881 Nicholas Russo, Jr.  
558 Tremont Street, Boston
6. Z-3883 John and Mary Dunn  
4391 Washington Street, Roslindale
7. Z-3889 Isabel Zannino  
316 Shawmut Avenue, Boston
8. Z-3893 Milton W. Woolfson  
6 Hackensack Terrace, West Roxbury
9. Z-3896 Armstrong Laboratories Division, ATI, Inc.  
415-431 La Grange Street, West Roxbury

MEMORANDUM

June 23, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert F. Walsh, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

---

Hearing: 6/28/77

Petition No. Z-3875  
Constance Rufo  
18 Snow Street, Brighton  
near Washington Street

20,907 square feet of land - residential (R-.8) district.

Purpose: to use premises for outdoor storage of two pick-up trucks and two carry-all trucks.

Violation:

Section 8-7. Parking of four trucks is forbidden in an R-.8 district.

Proposed storage of two pick-up trucks and two carry-alls is inappropriate in this residential neighborhood. Use would jeopardize recent private investments in existing properties. Neighbors are opposed. Recommend denial.

VOTED: In reference to Petition No. Z-3875, brought by Constance Rufo, 18 Snow Street, Brighton, for a forbidden use to park four trucks in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed truck storage is inappropriate in this residential neighborhood. Use would jeopardize recent private investments in existing properties. Neighbors are opposed.



2-3875  
18 SNOW ST.  
(BRI.)

## Board of Appeal Referrals 6/23/77

Hearing: 6/28/77

Petitions Nos. Z-3876-3877  
 Mavis Pryce  
 573-575-577 River Street, Mattapan  
 at Violante Street

2½-story dwelling - one-story retail structure - residential (R-.5)  
 district.

Purpose: to subdivide; to change occupancy from retail store to dog  
 grooming shop.

## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 9-2. A change in a nonconforming use requires Board of Appeal hearing.		
Section 14-1. Lot area is insufficient.	5,000 sf	1,266 sf
Section 14-3. Lot width is insufficient.	50 ft.	26 ft.
Section 19-1. Side yard is insufficient.	10 ft.	3 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	5 ft.

Proposed subdivision would create a permanent substandard lot and unnecessarily continue a nonconforming commercial use in a residential area. Present structure violates City building line and extends in part into street right-of-way. Recommend denial.

VOTED: In reference to Petitions Nos. Z-3876-3877, brought by Mavis Pryce, 573-575-577 River Street, Mattapan, for a change in a nonconforming use and five variances to subdivide land and change occupancy from retail store to dog grooming shop in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would create a permanent substandard lot and unnecessarily continue a nonconforming commercial use in a one- and two-family area. Present structure violates street line and extends in part into street right-of-way.



573-575-577 RIVER ST.  
(H.P.)

Z-3876-77

## Board of Appeal Referrals 6/23/77

Hearing: 6/28/77

Petition No. Z-3878  
 Causeway Associates, Inc.  
 283 Causeway Street, Boston  
 at Endicott Street

Five-story structure - manufacturing (M-2) district.

Purpose: to erect one-story addition to restaurant.

## Violation:

	<u>Required</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	2.0	2.4
Section 20-1. Rear yard is insufficient.	12 ft.	0

Addition will be constructed over existing first story and be used for expanded kitchen facilities. Off-street parking has been secured at nearby garage. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3878, brought by Causeway Associates, Inc., 283 Causeway Street, Boston, for two variances to erect a one-story addition to a restaurant in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the addition not exceed the height of existing roof structure and not obstruct windows of abutting building on Prince Street; that plans be submitted to the Authority for design review.



Z-3878  
283 CAUSEWAY ST.  
(B.P.)

Board of Appeal Referrals 6/23/77

Hearing: 6/28/77

Petition No. Z-3879  
Kostas Argiropoulos  
79-81 Manthorne Road, West Roxbury  
at Pierpont Road

2½-story dwelling - single-family (S-.5) district.

Purpose: to erect concrete slab and canopy accessory to one-family dwelling.

Violations:

Section 8-7. Private grounds for games and sports not conducted for profit is conditional within an S-.5 district. No active recreation area may be nearer any lot line than the required front yard depth.

Section 20-1. Structures are not allowed within the required rear yard.

Existing huge frame structure (20 ft. high), containing a boxing ring and related equipment, is totally incompatible with low density residential neighborhood. Facility is a nuisance (lights on after 11 p.m.), tends to create a hazard to children when it is left unattended, and is a detriment to abutting properties. Community has more than adequate facilities for outdoor recreational activities. Neighbors are strongly opposed. Structure should be demolished. Recommend denial.

VOTED: In reference to Petition No. Z-3879, brought by Kostas Argiropoulos, 79-81 Manthorne Road, West Roxbury, for a conditional use and a variance to erect a concrete slab and canopy accessory to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Huge facility is a nuisance (lights on after 11 p.m.), tends to create a hazard to children when it is left unattended, and is a detriment to abutting properties. Community has more than adequate facilities for outdoor recreational activities. Neighbors are strongly opposed. Structure should be demolished.



Z-3879

79-81 MANTHORNE RD.

(W.R.)

Board of Appeal Referrals 6/23/77

Hearing: 7/12/77

Petition No. Z-3881  
Nicholas Russo, Jr.  
558 Tremont Street, Boston  
near Waltham Street

Four-story structure - apartment (H-3) district.

Purpose: to change occupancy from two apartments and store to three apartments and real estate office.

Violations:

Section 9-2. A change in a nonconforming use requires Board of Appeal hearing.

Section 11-1. Accessory signs exceed maximum allowed.

Structure has already been renovated. Real estate firm has been located in South End for many years. Abutters and Little City Hall have no objections. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3881, brought by Nicholas Russo, Jr., 558 Tremont Street, in the South End Urban Renewal Area, for a change in a nonconforming use and a conditional use for a change of occupancy from two apartments and store to three apartments and real estate office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided sign code regulations are adhered to.



Z-3881  
555 TREMONT ST.  
(B.P.)

Board of Appeal Referrals 6/23/77

Hdaring: 7/12/77

Petition No. Z-3883  
John and Mary Dunn  
4391 Washington Street, Roslindale  
near Durnell Avenue

2½-story frame structure - residential (R-.5) district.

Purpose: to change occupancy from two-family dwelling to two-family dwelling and retail store; to erect one-story addition.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A retail store is forbidden in an R-.5 district.		
Section 10-1. Parking is not allowed in required front yard.		
Section 14-2. Lot area for additional unit is insufficient.	11,000 sf	10,120 sf
Section 20-1. Rear yard is insufficient.		
Section 22-1. Side lot line grades are excessive.		

Additional retail use is inappropriate along this congested major artery, especially where existing vacant retail space is available nearby. Steep entry grade (approximately 10-15 stairs) to reach facility is further detrimental. There are no provisions for off-street parking, and no plan has been submitted. Recommend denial.

VOTED: In reference to Petition No. Z-3883, brought by John and Mary Dunn, 4391 Washington Street, Roslindale, for a change of occupancy from two-family dwelling to two-family dwelling and store and to erect a one-story addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Additional retail use is inappropriate along this congested major artery, especially where existing vacant retail space is available nearby. Customers would have to climb steep grade (approximately 10 stairs) to reach facility. There are no provisions for off-street parking.



4391 WASHINGTON ST.  
(ROS.)  
Z-3883

Board of Appeal Referrals 6/23/77

Hearing: 6/28/77

Petition No. Z-3889  
Isabel Zannino  
316 Shawmut Avenue, Boston  
at Union Park Street

Four-story structure - apartment (H-3) district.

Purpose: to change occupancy from three-family dwelling and store to three-family dwelling and coin-operated laundry.

Violation:

Section 8-7. A self-service laundry is forbidden in an H-3 district.

Union Park Association has no objection provided that laundry operates only from 9 a.m. to 9 p.m. with an attendant on duty. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3889, brought by Isabel Zannino, 316 Shawmut Avenue, in the South End Urban Renewal Area, for a forbidden use for a change of occupancy from three-family dwelling and store to three-family dwelling and coin-operated laundry in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that laundry operate only between 9 a.m. and 9 p.m.; that an attendant be on the premises at all times; and that sign plans adhere to the sign code and be submitted to the Authority for design review.



**Z-3889**  
**316 SHAWMUT AVE.**  
**(B.R.)**

Board of Appeal Referrals 6/23/77

Hearing: 7/12/77

Petition No. Z-3893  
Milton W. Woolfson  
6 Hackensack Terrace, West Roxbury  
near Hackensack Road

One-story frame structure - single-family (S-.3) district.

Purpose: to change occupancy from one-family dwelling to one-family dwelling and dentist's office.

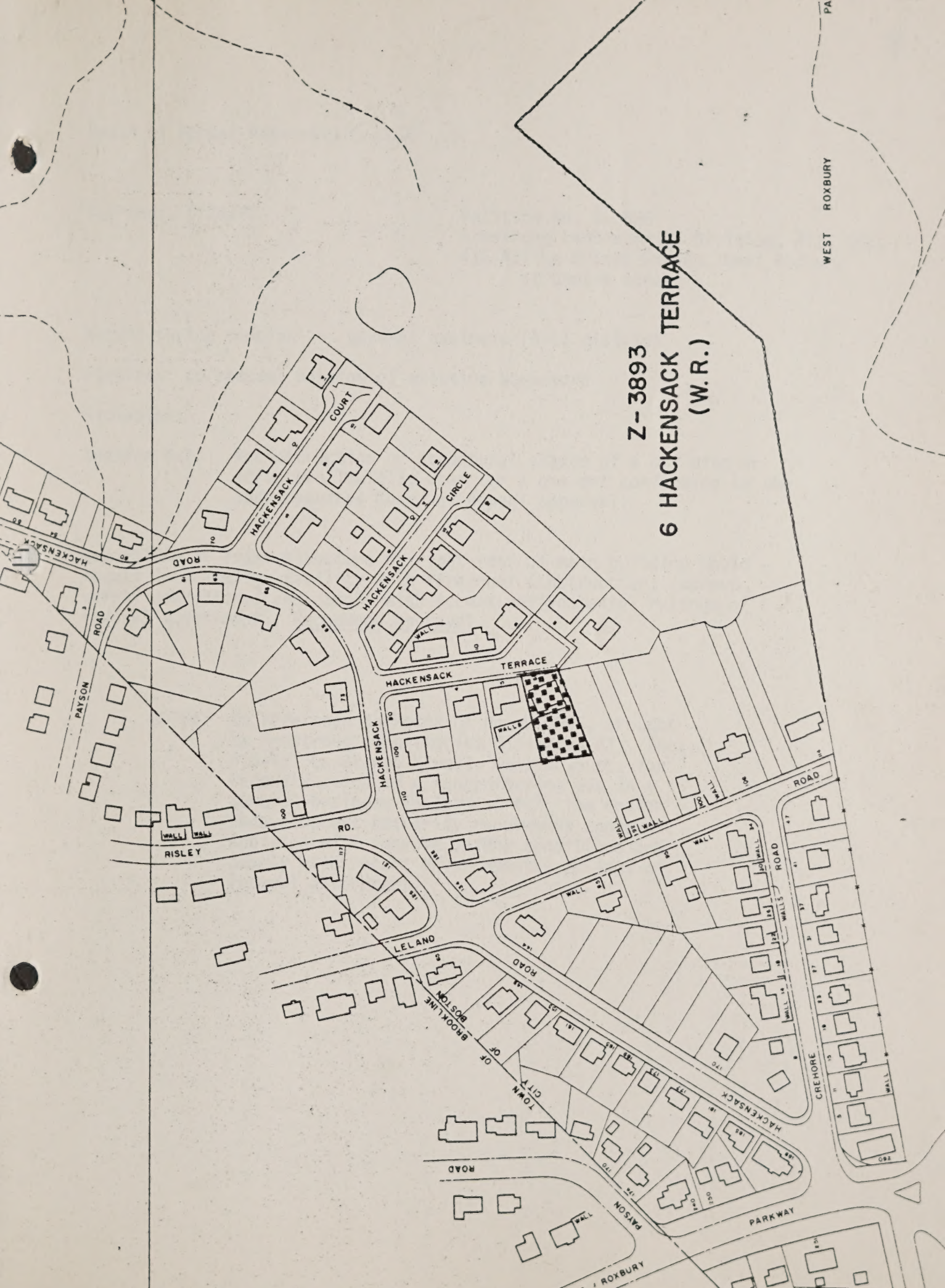
Violation:

Section 8-7. An accessory dentist's office with three nonresident assistants is forbidden in an S-.3 district

Petitioner would convert basement into dental office with provisions for three assistants. Area is low density single-family. Traffic generated by the undesirable use would have an unjurious effect on surrounding properties. Street is cul de sac dead end. Abutters have expressed strong opposition. Recommend denial.

VOTED: In reference to Petition No. Z-3893, brought by Milton W. Woolfson, 6 Hackensack Terrace, West Roxbury, for a forbidden use for a change of occupancy from one-family dwelling to one-family dwelling and dentist's office in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Traffic generated by the undesirable use would have an injurious effect on surrounding properties. Abutters have expressed strong opposition.

Z-3893  
6 HACKENSACK TERRACE  
(W.R.)



Board of Appeal Referrals 6/23/77

Hearing: 6/28/77

Petition No. Z-3896  
Armstrong Laboratories Division, ATI, Inc.  
415-431 La Grange Street, West Roxbury  
at Centre Street

Manufacturing complex - general business (B-1) district.

Purpose: to remodel portion of existing structure.

Violation:

Section 9-1. Reconstruction or structural change of a building or structure lawfully used for a use not conforming to the code requires Board of Appeal approval.

Remodeling of frame structure at right rear of main building would result in a smaller facility with fireproof construction, improve safety conditions, and comply with recent environmental rulings of Federal government. Recommend approval.

VOTED: In reference to Petition No. Z-3896, brought by Armstrong Laboratories Division, ATI, Inc., 415-431 La Grange Street, West Roxbury, for reconstruction of a nonconforming use in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Addition will improve safety conditions and comply with recent environmental rulings of Federal government.



Z-3896  
415-431 LA GRANGE ST  
(W.R.)

